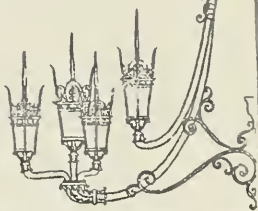


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1989

Amendment

ROXBURY

DUDLEY STATION C A R D

(COMMERCIAL AREA REVITALIZATION DISTRICT)

AMENDMENT

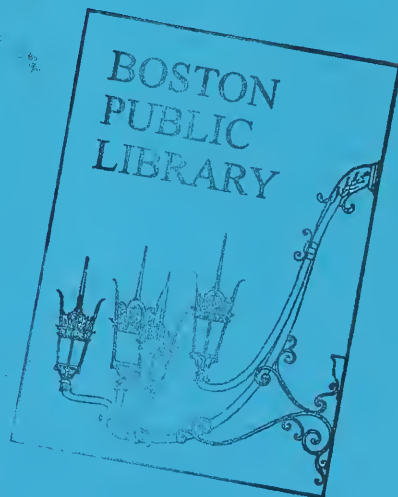
Submitted by:

The City of Boston's

PUBLIC FACILITIES DEPARTMENT

On Behalf Of The:

BOSTON REDEVELOPMENT AUTHORITY



ROXBURY
R886
1989

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I. OVERVIEW

DUDLEY CARD AMENDMENT
Public Meeting

August 30, 1989

Amended Boundaries

The two major project areas proposed to be included in the Dudley CARD area are the Parcel 18 Mixed Use Development Project, known as Ruggles Center which is adjacent to the new Ruggles Street Station, and Parcel P-3 along Tremont Street for which the National Center of Afro-American Artists has been designated as co-redeveloper.

Rationale for Amendment

Parcels P-3 and 18 are significant areas of land on major rail and street transportation corridors near the Dudley Station commercial area. These parcels offer prime opportunities for new commercial development to spur further neighborhood economic expansion and provide new job opportunities not only to the Dudley Station merchants and residents, but to the Roxbury community. The development programs proposed for both Parcels 18 and P-3 do not compete with or duplicate the neighborhood commercial activities in the Dudley Station area since both development parcels are office oriented with floor plates designed to accommodate large tenants, and with ancillary retail.

Benefit to Existing CARD

This type of economic growth is vital in stabilizing the economic health of the Dudley Station area and in promoting a positive climate for commercial reinvestment in the Dudley area. These development activities are consistent with the City policy of redirecting growth from the Downtown area into disadvantaged neighborhoods such as Roxbury and the Dudley Station area in order to promote the expansion of economic opportunities. Major new economic growth and job creation are essential before a more positive reinvestment attitude can be generated for the Dudley Station area. Ruggles Center and P-3 provide the beginning of a broader economic development strategy which will promote this reinvestment.

Expansion of Community Benefits

The community benefits from Ruggles Center in terms of new jobs and job training, development of minority business enterprises, housing linkage, child care, and the formation of a Community Development Fund will be significant in promoting economic growth and community improvement in Roxbury. These community benefits will be important to the residents and merchants of the Dudley Station area, as well as the entire Roxbury community. Considerable community and business participation will result in establishing the priorities for the community benefits package, and in directing funds and programs to the Dudley Station commercial area as appropriate.

Dudley Station business interests are represented by the two major groups who have been involved with the planning of Ruggles Center and Parcel P-3 -- the Parcel 18+ Task Force and the Parcel P-3 Project Review Committee. Letters of support have been forwarded to EOCD. Additional letters of support are included in section V of this package.

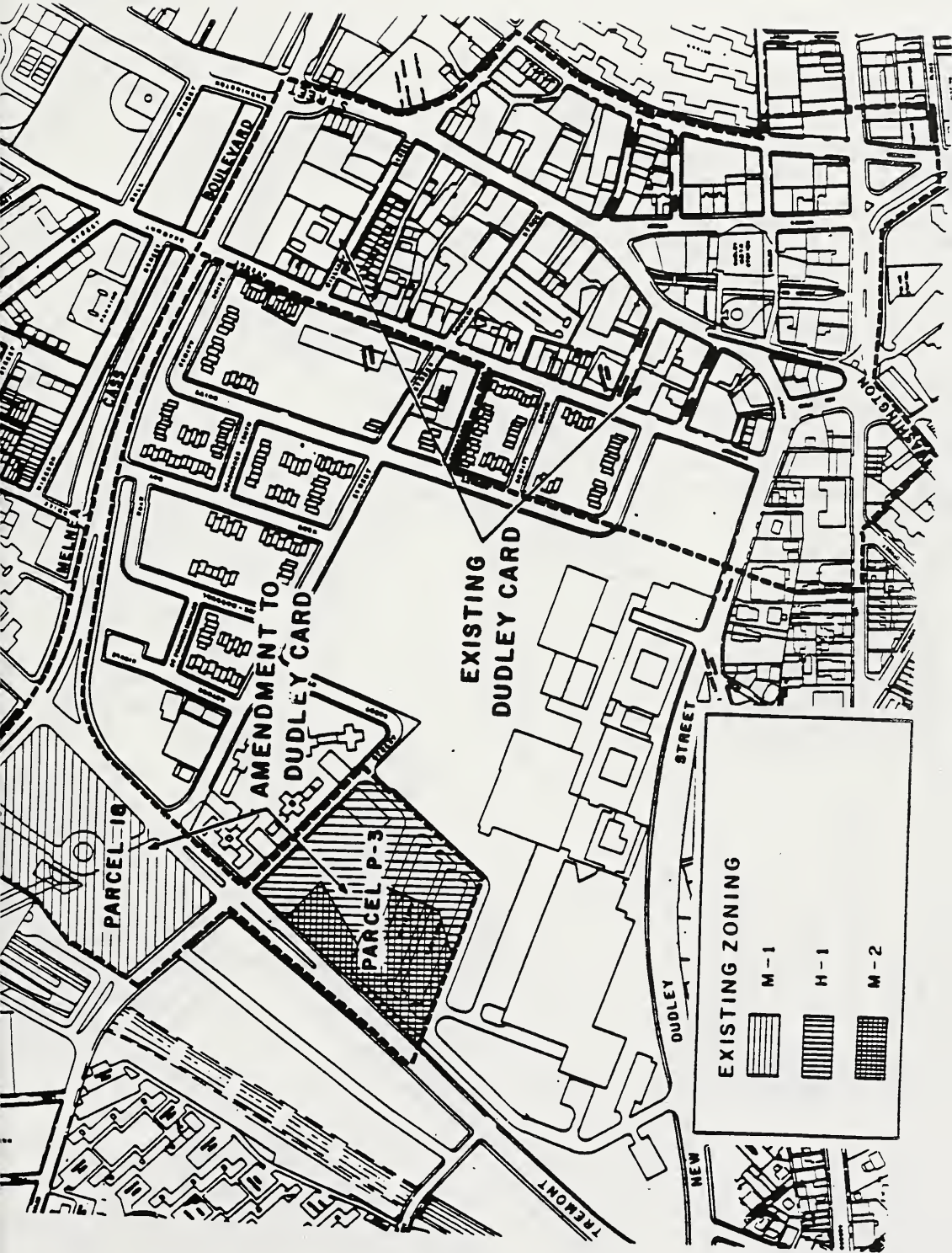
Implementing Agency

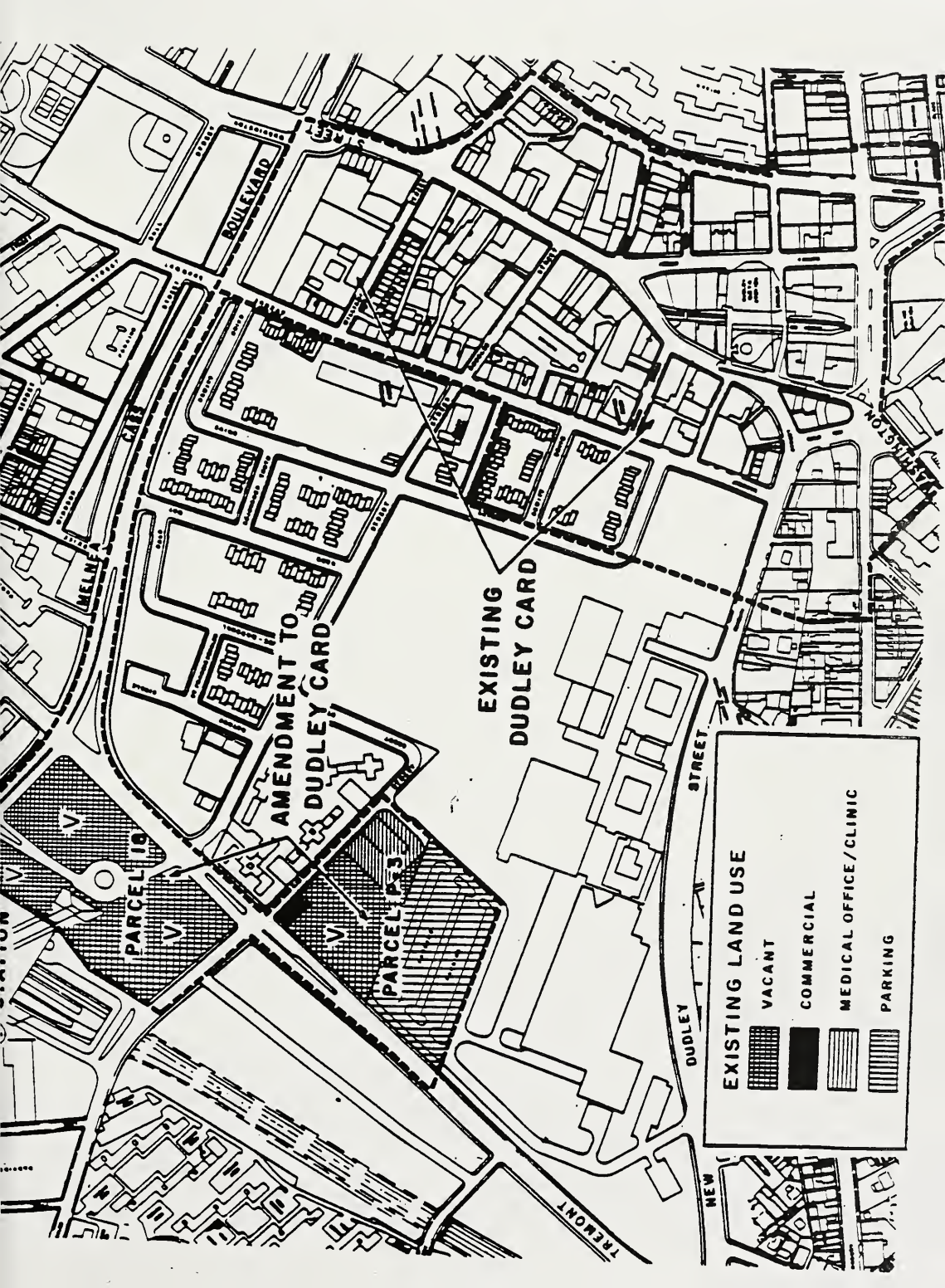
For nearly 5 years, the City, State and MBTA have collaborated with the community to promote the development of the Southwest Corridor and the Dudley Business District. The Public Facilities Department (PFD) is the City's implementing agency for neighborhood CARD plans including the existing and proposed amendment to the Dudley Station CARD. The BRA and PFD work together jointly on many issues and community development programs as part of our interagency cooperation. The BRA will remain the development agency for projects on Ruggles Center and P-3 within the amended Dudley Station CARD. PFD will continue to administer the CARD.

Additional Information

Included in this package is a series of maps which illustrate the (i) existing Dudley Station approved CARD area and proposed boundary changes; (ii) land uses in the existing CARD area and amended area; and (iii) the existing zoning in the areas proposed to be included within the Roxbury Dudley CARD. Also attached is a detailed description of the CARD program plus a Fact Sheet on both Ruggles Center and Parcel P-3 with relevant Site Plans.







AMENDMENT TO
DUDLEY CARD

EXISTING
DUDLEY CARD

PARCEL 10

PARCEL 13

EXISTING LAND USE

	VACANT
	COMMERCIAL
	MEDICAL OFFICE/CLINIC
	PARKING

II. CARD PROGRAM

COMMERCIAL AREA REVITALIZATION DISTRICT PROGRAM (CARD)

Program Summary:

- The CARD program makes certain commercial and mixed use development projects -- within specified areas - eligible for below market rate financing from the Massachusetts Industrial Financial Agency.
- MIFA financing is provided through Industrial Development Bonds (IDB) in two forms:

1. Tax-Exempt Bonds

- The tax reform of 1986 severely reduced the volume of tax-exempt IDB financing, and in 1988/89 it was further cut by 50%.
 - As a result, eligibility for tax-exempt bond financing through the CARD program is now restricted to:
 - a) Non-profit organizations engaged in cultural or educational activities.
- Commercial real-estate, warehousing and distribution activities are no longer eligible.
- It is important to note that non-profit organizations need not be in a CARD to be eligible for tax-exempt financing for their cultural and educational activities. However, other non-profits must be in a currently approved CARD in order to be eligible.

2. Taxable Bonds

- The Taxable IDB Program was introduced in 1987, as an alternative to tax-exempt funding for commercial and industrial projects.
- While the bonds are subject to federal income tax, they still provide the borrower with capital at a below-market interest rate.
- Taxable bonds can be used to finance a wide range of development projects. Industrial, commercial, warehousing and distribution projects-no longer eligible for tax-exempt financing - are all eligible for finance through taxable bonds.
- Potential recipients of taxable bonds financing can apply direct to MIFA, where the terms are arranged on a case by case basis. Project do not have to be in a CARD to qualify for this program.
- The program is suited for commercial projects of less than \$1,000,000. The average MIFA financing is about \$1 to \$1.5 million.
- The new limits on the use of tax-exempt financing and new regs on the use of CARDS makes the district less important

- a) Non-profit activities that are still eligible for tax exempt financing, can be approved outside of a CARD; only if cultural or educational activities.
- b) Other commercial and industrial developers - eligible for taxable bonds - can apply directly to MIFA for financing even if they are not in a CARD (Taxable Bonds program, Guaranteed Loan Program, Provider's Lease Program, and Child Care Facilities Loan Fund).

OFF-STREET PARKING PROGRAM: A state program which finances 75% of project cost. It is funded through non-taxable bonds, so the interest rate is below market. The program can be used to develop new parking lots or expand old ones. The project has to be located within a CARD to be eligible, it also has to have some economic development aspects.

MIFA PROGRAMS: MIFA funds a number of programs; through tax-exempt as well as taxable bonds. Potential applicants can apply directly to MIFA, even if they are not located within a CARD.

Massachusetts Industrial Finance Agency

Program Listing

The Massachusetts Industrial Finance Agency (MIFA) is an independent public agency established to stimulate private investment and job creation through a variety of financing incentives. The goal of MIFA's programs is to assist Massachusetts businesses in financing their capital expansions.

Taxable Industrial Development Bond Program

Taxable IDBs provide low rate capital for a wide range of industrial expansion projects - including manufacturing, warehouse and distribution, R&D - and commercial real estate projects. They can also be used to refinance existing asset-based debt.

Tax-exempt Industrial Development Bond Program

Tax-exempt IDB's are available to manufacturers seeking lower interest rate capital for eligible expansion projects. Available is limited.

Guaranteed Loan Program (GLP)

The GLP provides access to the public credit market for smaller growing, companies - a source usually available only to larger corporations - by pooling IDBs into one large bond issue to get long-term, fixed rate capital.

Mortgage Insurance Program (MIP)

The MIP helps smaller businesses obtain the full amount of the expansion capital they need. With MIFA issuing a portion of the loan, a company can borrow more through either conventional sources or IDB financing.

Current Refunding Program (CRP)*

The CRP enables past IDB recipients affected by interest rate "gross-up" clauses to refund their previous bond through a new tax-exempt issue. Bonds without the clause are also eligible for refunding.

Seafood Loan Fund*

The Seafood Fund provides seafood processing companies with affordable fixed rate direct loans to finance innovation and modernization in plant and equipment.

Child Care Facilities Loan Fund*

The Child Care Fund provides affordable loans to businesses and non-profit organizations to develop on-site corporate child care facilities.

The Thrift Fund

The Thrift Fund offers access to a \$100 million pool of capital to companies that are unable to obtain financing conventionally. MIFA handles loans over \$250,000 for industrial facilities and equipment.

* Not CARD programs.

III. RUGGLES CENTER FACT SHEET

FACT SHEET
RUGGLES CENTER

DEVELOPMENT TEAM

Developer: Ruggles Bedford Joint Venture;
General Partners: Metropolitan Structures
Columbia Plaza Associates, and Metropolitan
Columbia Plaza Venture

Architects: Stull and Lee, Inc., Architects

Counsel: Hale & Dorr; Budd, Wiley, & Richlin; William
Chin

PARCEL DESCRIPTION

Location: The site, Parcel 18, is the largest parcel
from the Southwest Corridor Project. It is
bounded by Melnea Cass Blvd., Tremont and
Ruggles Streets.

Size: 5.1 acres of land.

PROPOSAL

Construction of a mixed-use development containing up to
three office buildings, a hotel, a parking space, retail
space and possible child care facilities. A central plaza
will be the focal point of Ruggles Center with a variety of
retail uses and building lobbies opening onto the plaza.

	<u>Phase I</u>	<u>Master Plan</u>
Height:	178 feet	178 feet

Program:

Office:		515,000 GSF	
Hotel	(199 rooms)	182,500 GSF	
Retail		25,000 GSF	
Parking		230,000 GSF	642-690 spaces
Child Care:	(On-site or Off-site)	100 slots	

FAR:	3.7	5.5
------	-----	-----

COST

Estimated Total Development Cost: \$275 Million

SCHEDULE

Phase I Estimated Start:	1st Quarter 1990
Phase I Estimated Completion:	1st Quarter 1992
Phase II Estimated Start:	1st Quarter 1991
Phase II Estimated Completion:	1st Quarter 1993
Phase III Estimated Start:	1st quarter 1992
Phase III Estimated Completion:	1st Quarter 1994
Phase IV Estimated Start:	1st Quarter 1992
Phase IV Estimated Completion:	1st Quarter 1994

BENEFITS

Construction Jobs: 2000 employees (estimated)
Permanent Jobs: 4000 employees (estimated)

Childcare: 100-slot childcare facility on-site or off-site

Housing Linkage: \$4.5 million for Affordable Housing in
Roxbury and Chinatown.

Jobs Linkage: \$900,000

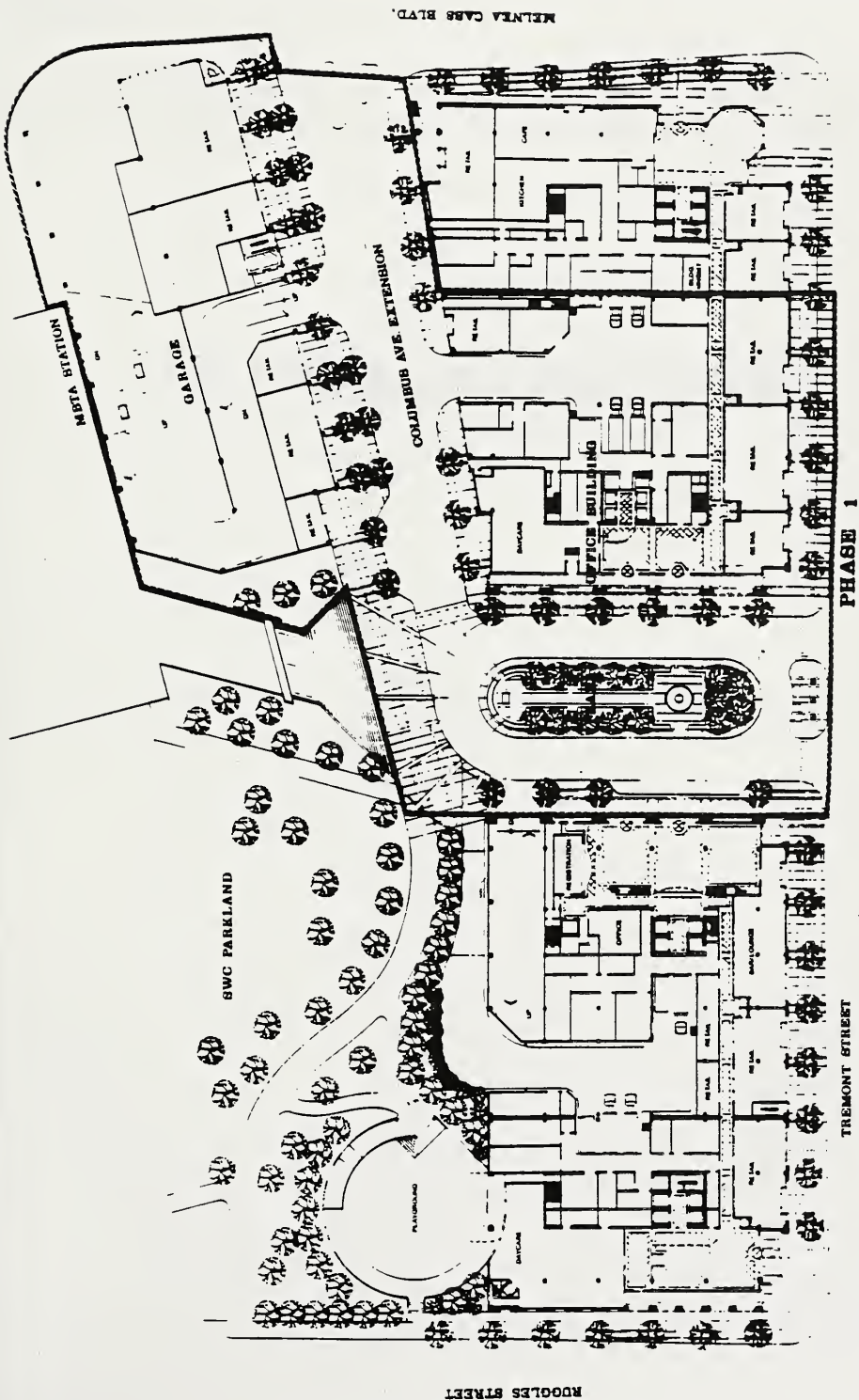
Annual Taxes: \$1.5 - 1.7 million in new real estate
property taxes

Other: Community Development Fund;
Neighborhood Business Opportunities;
Challenge Grant for Real Estate Training;
Community Grants

ZONING

The site of Ruggles Center and the proposed phase development sequence necessitates the establishment of an approved Master Plan in order to ensure commitment to all elements of Ruggles Center and to ensure an orderly basis for proceeding with development pursuant to one or more development plans following master plan approval for the site.

Specific zoning exception will be sought in the Development Plan submitted to the Authority and the City on this date for Phase I and in one or more subsequent development plans for additional phases following Master Plan approval.



OFFICE BUILDING

HOTEL

OFFICE BUILDING

JUNE 1, 1989

RUGGLES CENTER

METROPOLITAN/COLUMBIA PLAZA VENTURE
STULL & LEE INC ARCHITECTS AND PLANNERS

SITE PLAN



IV. PARCEL P-3 FACT SHEET

**PARCEL P-3
PROJECT FACT SHEET**

1. PROJECT NAME OR PARCEL:
Parcel P-3/Campus High School Urban Renewal Project
2. Proposal:
To support the arts community in Boston, the National Center of Afro-American Artists (NCAAA) has been awarded tentative designation to act as equity partner in the development of Parcel P-3. A development partner for the NCAAA will be selected through a competition. Under the proposed co-developer scenario, the Parcel P-3 development will provide initial funding for rehabilitation and expansion of the various NCAAA facilities, which include the Elma Lewis School of Fine Arts, the NCAAA Museum, a Performing Arts Center at Elm Hill and Seaver Streets, and the historic Playhouse in Franklin Park.
3. SITE LOCATION:
Parcel P-3, Tremont and Whittier Streets, Roxbury, Campus High School Urban Renewal Project
4. PARCEL DESCRIPTION:
295,260 square feet (6.78 acres), primarily vacant, site owned by BRA; two tenants -- Whittier Street Neighborhood Health Center and Connolly's Tavern.
5. PREVIOUS BOARD ACTIONS:
Tentative Designation, National Center of Afro-American Artists as co-redeveloper; authorization to execute Memorandum of Understanding with Parcel 18+ Task Force, RNC and NCAAA to establish P-3 Project Review Committee -- June 9, 1988.
6. DEVELOPMENT PROGRAM:
Consultants to BRA and NCAAA have suggested a development program consisting of:

Phase I	365,000 SF office
	31,000 SF retail
	<u>430</u> surface parking spaces
	396,000 SF total Phase I
Phase II	264,000 SF office
	<u>140,000</u> SF (structured parking for 430 cars)
	404,000 SF total Phase II
7. TOTAL DEVELOPMENT COSTS:
Consultants have estimated up to \$125 million for total of 800,000 sq. ft. of retail and office space.
8. ZONING:
Parcel P-3 is located within the Roxbury IPOD-future zoning under study.

TREMONT STREET

PEDESTRIAN WAY

BLDG. B

BLDG. A

HAMPSHIRE STREET

WHITTIER STREET

PARKING GARAGE
140,000 sq. ft.
430 CARS

BLDG. C

264,000 sq. ft.

VERNON STREET

DOWNING STREET



PARCEL 3

BRA/NCAAA FEASIBILITY STUDY
STULL and LEE, ARCHITECTS & PLANNERS

V. LETTERS OF SUPPORT

DUDLEY CARD BOUNDARY AMENDMENT

LETTERS OF SUPPORT

Councilor Charles Yancey

Councilor Bruce Bolling

State Representative Byron Rushing

City of Boston's
Public Facilities Department

Lisa Chapnick

Parcel 18+ Task Force

Rev. Tony Bethel

Dudley Square Merchants Association

Ronn Garry

Alexandra Properties, Inc.

Russell Britt

National Council for Afro-American Artists

Charles Desmond

Dudley Street Neighborhood Initiative

Gus Newport

J. Nathaniel Hailey

CDC of Boston

Marvin Gilmore

Madison Park Development Corporation

Dannette Jones

Contractors Association of Boston

Walter Williams

Whittier Street Neighborhood Health Center

Elmer Freeman

Taylor Properties

Richard Taylor

Roxbury Multi-Service Center

Ralph Agee
Shirley Carington

MBTA - Director for Real Estate Development

Kathryn E. West

Minority Developers Association

Albert Gentry

Dimock Community Health Center

Jackie Jenkins-Scott



Boston City Council

Charles C. Yancey
District 4
25-3131

August 29, 1989

Amy Anthony, Secretary
Executive Office of Communities & Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

This letter comes to you in support of the Boston Redevelopment Authority's proposal to extend the boundaries of the Dudley Station Commercial Area Revitalization District (CARD) plan to include Parcel 18. The Parcel 18 revitalization corridor, to be called the Parcel 18+ Corridor, runs along the Columbus/Tremont Corridor and is located at the intersection of Ruggles and Tremont Streets.

The development of this area will serve to enhance Roxbury's economic base in addition to realizing equity opportunities for community residents and businesses, contributing to the provision of new housing, jobs and job training, business opportunities and providing resources for community development.

I strongly encourage the approval of the City's request to amend the Dudley Station CARD to provide for the Parcel 18+ Corridor CARD.

Sincerely,

Charles C. Yancey
City Councillor

0113/y



Boston City Council

Bruce C. Bolling
District 7
725-4220

August 29, 1989

Ms. Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

Please accept this letter as evidence of my support for the Boston Redevelopment Authority proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

Development in this area will serve to revitalize the community by providing resources and opportunities for Roxbury residents. I support this proposal without reservation and encourage your approval.

If I can be of any further assistance, please do not hesitate to contact my office.

Sincerely,

Bruce C. Bolling
Boston City Councillor
Bruce C. Bolling

BCB/lmw

cc: Shelley Hoon,
Metropolitan Structures & Columbia Plaza Associates

Parcel 18+ Development Task Force

August 25, 1989

Ms. Amy Anthony, Secretary
Executive Office of Community and Development
100 Cambridge Street
Boston, MA 02101

Re: Extension of the Dudley Card District

Ms. Anthony;

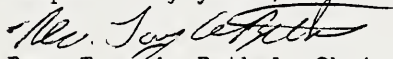
On behalf of the Parcel 18+ Task Force and the Communities we represent, we support the extension of the Dudley CARD to include Parcel 18 (Ruggles Center) and Parcel 3.

This extension will undoubtedly afford the two parcels and their respective development the needed support of financial assistance for parking facilities. The Ruggles Center site is envisioned as a lively site with people moving in and out of the site by vehicles as well as pedestrian foot traffic. People will need to get to the new Orange Line, the Commuter Rail System, the MBTA, the buildings and retail space and the South West Corridor Parkland. The availability of a parking structure on the site will greatly increase the accessibility of people coming and going to patronize the establishments and businesses on the site.

This will greatly assist in the revitalization of the Roxbury community both economically and aesthetically.

We urge your support for a favorable vote of the extension of the Dudley CARD District to include Parcels 18 and 3. We thank you for your support in this effort.

Respectfully yours,


Rev. Tony A. Bethel, Chair

Ms. Amy Anthony, Secretary
Executive Office of
Communities and Development
100 Cambridge Street
Boston MA, 02202

November 8, 1988

Dear Ms. Anthony:

As Chairman of the Parcel 18 + Task Force I am writing on the behalf of the group to express our support of the proposal to amend the Roxbury-Dudley Station CARD. This amendment would expand the boundaries of the existing CARD to include two major development opportunities: Parcel 18 at Ruggles Station and Parcel P-3 on Tremont Street.

Both of these projects offer major economic development opportunities which will benefit the Roxbury community and the Dudley Station commercial district. Together, the projects will attract nearly 1.5 million square feet of new office, retail, and commercial space and create over 6,000 new jobs. Such an economic stimulus will have a profound effect in reversing the disinvestment trends which has been experienced in the Dudley Station area.

As you may be aware, a partnership of Columbia Plaza Associates, a joint venture of Asian, Black and Hispanic Entrepreneurs, and Metropolitan Structures, has been designated as the developer. A package of community benefits are contained in this project, including the partnership's commitment to target half of the housing creation linkage from the development to help subsidize affordable housing in Roxbury.

Given the purposes of this development project, inclusion of Parcel 18 within the Roxbury-Dudley Station CARD could afford special funding and financial incentives which will be required to achieve our objectives.

On behalf of the Parcel 18+ Task Force, I urge you to approve the City's Request to amend the Roxbury-Dudley Station CARD.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rev. Tony Bethel", with a long horizontal line extending to the right.

Rev. Tony Bethel
Chairman of the
Parcel 18+ Force



Dudley Square Merchants Association

P.O. BOX 185 • ROXBURY, MASS. 02119

RON GARRY, President

August 3, 1989

Ms. Amy Anthony, Secretary
Executive Office of
Communities and Development
100 Cambridge Street
Boston, MA. 02202

Dear Secretary Anthony:

As President of the Dudley Square Merchants Association (DSMA), I am writing to thank you for renewing your department's approval of the existing Dudley Station CARD and to express support for the proposal by the City of Boston to amend the boundary of the existing Dudley Station CARD to include the Parcel 18+ area.

The anticipated development at Parcel 18 has received the unequivocal endorsement of the Roxbury community, not only because it represents the singularly largest private investment ever to be made in this community, but because it marks the beginning of a new era in the economic revival of Roxbury. An era exemplified by private initiative.

This "private initiative" also manifests itself in an unprecedented community based effort to rezone the neighborhood. Towards this end the Roxbury Neighborhood Council (RNC) and the DSMA are in the process of preparing a comprehensive plan to revitalize the existing Dudley Commercial District. This is a rare opportunity to coordinate our combined resources to ensure the realization of our mutual goal, the economic revitalization of the Dudley Station Commercial Area.

Therefore on behalf of the DSMA, I urge you to approve the City's request to amend the Dudley Station CARD as indicated on the attached map.

With a New Roxbury in Mind,

Ronn Garry, President
Dudley Square Merchants Association



BOULEVARD

MAIN

AMENDMENT TO
DUDLEY CARD

EXISTING
DUDLEY CARD

PARCEL 18

PARCEL P-3

STREET

DUDLEY

NEW

FRONT

STATION

ALEXANDRA PROPERTIES, INC.

REAL ESTATE INVESTMENTS AND DEVELOPMENT

August 31, 1989

Ms. Andrea d'Amato
Neighborhood Housing & Development
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Re: Amendment to Dudley Station CARD

Dear Ms. d'Amato:

Having attended last night's B.R.A. sponsored meeting on the above captioned proposal, and having been very satisfied with the presentation and the follow up responses to questions, I am only too happy to write in support of the amendment to the CARD to include Parcels P-3 and 18.

As a property owner in Dudley Square, I am convinced that not only will the extension of the CARD not adversely impact the financial resources available for the redevelopment of Dudley Square, but may actually serve to assist us in our efforts to achieve that end.

Good luck with your efforts to push this amendment through expeditiously. If I can be of any further help, do not hesitate to call me.

Sincerely,



Russell T. Britt
President

RTB/cr

cc: Amy Anthony
Ron Garry
Muhammad Ali-Salaam ✓
Edward A. Cunningham, Esquire



UNIVERSITY OF MASSACHUSETTS
AMHERST • BOSTON • WORCESTER

OFFICE OF THE VICE CHANCELLOR
STUDENT AFFAIRS
ADMINISTRATION BUILDING
HARBOR CAMPUS
BOSTON, MASSACHUSETTS 02125-3393

August 29, 1989

Ms. Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms. Anthony:

As Chairman of the Board of Directors for the National Center of Afro-American Artists, I am writing to offer my strong support and encouragement for an amendment to the Roxbury-Dudley Station CARD to include Parcel 18 at Ruggles Station and Parcel P-3 on Tremont Street.

In my judgement, both Parcel 18 and Parcel P-3 are poised to provide an infusion of economic and social energy into the Greater Roxbury Community that is vital for the future health and stability of the community. For this reason alone, I believe you would be well advised and practicing sound public judgement in advancing the Roxbury-Dudley Station CARD amendment. I believe, moreover, that there is, additionally, an equally compelling reason why those of us in public administration must pay special attention and exert unrelenting leadership in insuring that our communities of color fully benefit from strategic investments of public resources. Clearly, in the case of Parcel-18 and P-3, the return on investment in terms of maintaining a progressive momentum toward change, as well as promoting and sustaining development in Roxbury, can best be achieved by supporting the Roxbury-Dudley CARD amendment.

With particular regard to P-3, the City, in what I consider one of its most innovative and constructive initiatives, designated the National Center of Afro-American Artists as co-developers for the parcel. In so doing, the NCAAAA can thus be linked with a major development team for the parcel. Such creative measures as this, consequently, can generate the resources necessary for the renovation, rehabilitation and expansion of teaching, exhibit and training facilities vital to the National Center and the City as a whole.

Let me close by saying that I have long supported the public agenda as articulated and advanced by Governor Dukakis. I believe, indeed, I know that he would want and expect that any opportunity which presented itself in which the public could reasonably assist in the development of Roxbury should be aggressively pursued. I strongly believe that you have a great opportunity to assist Roxbury by supporting the amendment to the Roxbury-Dudley Station CARD.

-2-

Should you have any reason to talk with me further on this matter, I can be reached at the University (929-7700).

Sincerely,

A handwritten signature in black ink, appearing to read 'Charles F. Desmond', with a long, sweeping horizontal stroke extending to the right.

Charles F. Desmond
Vice Chancellor
Student Affairs

CFD/fg

cc: Kenneth Wade, Chairman, Project Review
Committee - Parcel P-3
Steven Coyle, Boston Redevelopment Authority
Board of Directors, National Center for Afro-American Artists



513 Dudley Street
Roxbury, MA 02119
(617) 442-9670

August 29, 1989

Ms. Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Ms. Anthony,

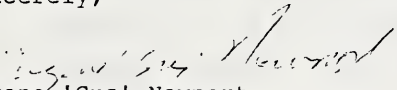
As Executive Director of the Dudley Street Neighborhood Initiative, I am writing on behalf of the organization to state our support of the proposal to amend the Roxbury-Dudley Station CARD. The proposed amendment will expand the area to include the Parcel 18 Mixed Use Development Project, known as Ruggles Center, which is adjacent to the new Ruggles Street Station and Parcel P-3 along Tremont Street.

The parcel offers prime opportunities for new commercial development to spur further neighborhood economic expansion and provide new job opportunities not only to the Dudley Station merchants and residents, but to the Roxbury community. The development programs proposed for both Parcels 18 and P-3 do not compete with or duplicate the neighborhood commercial activities in the Dudley Station area.

This type of economic growth is vital in stabilizing the economic health of the Dudley Station area and in promoting a positive climate for commercial reinvestment in the Dudley area. In addition, a partnership of Columbia Plaza Associates, a joint venture of Asian, Black and Hispanic entrepreneurs, and Metropolitan Structures has been designated as the developer.

On behalf of the Dudley Street Neighborhood Initiative, I urge you to approve the City's request to amend the Roxbury-Dudley Station CARD.

Sincerely,


Eugene 'Gus' Newport
Executive Director

EN/db

12/4/88

FAM WESSLING,
BOSTON REDEVELOPMENT AUTHORITY
BOSTON CITY HALL 19TH FLOOR
1 CITY HALL PLAZA
BOSTON, MA 02201

RE: PARCEL 18+ DEVELOPMENT

REF: AMENDMENT PROPOSAL TO DUDLEY CARD

DEAR FAM:

I AM WRITING TO EXPRESS MY APPROVAL OF THE BRA PROPOSAL TO EXTEND THE BOUNDARIES OF THE DUDLEY CARD TO INCLUDE PARCEL 18+ AND PARCEL P-3. I CAN FORSEE NO NEGATIVE IMPACT OF THIS ON THE LOWER ROXBURY COMMUNITY. IN FACT, THIS COULD HELP WITH THE REALIZATION OF THIS COMMUNITY'S REVITALIZATION.

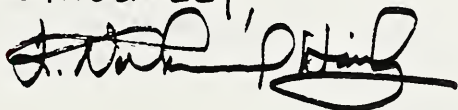
I WOULD GO SO FAR AS TO ADVOCATE THAT THE DUDLEY CARD BE CONSIDERED FOR FURTHER EXPANSION TO INCLUDE THAT PORTION OF TREMONT STREET BETWEEN CASS BLVD. TO MASS. AVE.

PLEASE CONVEY THE ABOVE STATED SUPPORT TO THE APPROPRIATE PARTIES.

②

IF YOU SHOULD HAVE ANY QUESTIONS PLEASE
CONTACT ME AT 262-4354 (W) OR 442-3044 (H).

SINCERELY,

A handwritten signature in black ink, appearing to read "J. Andrew P. Hing". The signature is fluid and cursive, with a large, stylized "P" and "H".

CC: BERLENE HATCHER, PROJ. COORDINATOR
PAUL CHAN, M/CP VENTURE
JUAN PINADO, M/CP VENTURE
TINA WILLIAMS, MAYHE'S OFFICE
JIM DAVIS, UNLR, INC.
BOYCE SLAYMAN, UNLR, INC.

The Commonwealth of Massachusetts

House of Representatives

State House, Boston 02133

BYRON RUSHING

Room 167

Telephone (617) 722-2692

9TH SUFFOLK DISTRICT

(South End • Fenway • Lower Roxbury • St. Botolph •

Mission Hill Extension • Prudential • Copley Place)

August 30, 1989

Ms. Amy Anthony

Secretary

Executive Office of Communities and Development

100 Cambridge Street

Boston, MA 02202

Dear Secretary Anthony:

I am writing in support of the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

I understand that the CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. Furthermore, the CARD designation will enable businesses operating at the site to access resources from State sponsored financial commercial revitalization programs.

I urge your support to accept the City's Dudley Station Card amendment. It should serve to facilitate this economic development success of Ruggles Center, the Dudley station area, and the abutting neighborhoods in Lower Roxbury and Mission Hill.

Yours truly,


BYRON RUSHING
State Representative

THE COMMITTEE ON WAYS AND MEANS

THE COMMITTEE ON TAXATION

RAYMOND L. FLYNN, MAYOR



PUBLIC FACILITIES DEPARTMENT

September 28, 1989

Ms. Amy Anthony, Secretary
Commonwealth of Massachusetts
Executive Office of Communities & Development
100 Cambridge Street
Boston, MA 02202

Re: Dudley Station (Roxbury) Commercial Area Revitalization District (CARD)/
Proposed Amendment - Addition of Parcels 18 and P-3

Dear Secretary ~~Amy~~ Anthony:

Pursuant to the April 3, 1989 letter from James Malone of EOCD, describing the documentation and action required by the City in order to complete the application for the Dudley Station CARD Amendment, please find the enclosed response. This covers items # 9, 10, 11, 12 and 13, and represents completion of the required public hearings and legal procedures.

It is my understanding that in conjunction with my letter to you dated November 29, 1988, the Dudley CARD Amendment application is now complete; I hereby submit this documentation for your final approval.

Sincerely,

Lisa G. Chapnick
Director

cc: Stephen Coyle, BRA
James R. Malone, EOCD

5563R



Marvin E. Gilmore Jr.
General Manager

August 22, 1989

Ms. Amy Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

I am delighted to express my support for the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

I urge your support to accept the City's Dudley Station Card amendment. It will serve to facilitate economic development success of Ruggles Center and the Roxbury Community.

Respectfully,


Marvin E. Gilmore, Jr.

cc: CDC Board of Directors



Madison Park Development Corporation
122 DeWitt Drive Roxbury, Massachusetts 02120 (617) 445-1061

Madison Park Village

August 23, 1989

Secretary Amy Anthony
Executive Office of Communities
and Development
100 Cambridge Street
Boston, MA 02201

RE: Parcel 18/Commercial Area Revitalization
District Amendment

Dear Secretary Anthony:

Madison Park Development Corporation is pleased to submit a letter to you in support of the Boston Redevelopment Authority's proposal to extend the boundaries of the Dudley Station Commercial Revitalization District (CARD) plan to include Parcel 18. Parcel 18 is adjacent to the housing complex developed by us and known as Madison Park Village. We understand that the inclusion of Parcel 18 within the Dudley CARD could potentially increase the positive economic impact of Parcel 18 on the Lower Roxbury neighborhood and the larger Boston community.

I serve on the Parcel 18+ Task Force and have participated in many discussions surrounding the impact of Parcel 18's development on our community. My organization has concluded that this parcel-to- parcel linkage project could generate significant economic benefits for Roxbury and Chinatown residents. These benefits include jobs and job training, day care services, new housing, and additional resources for community economic development.

I urge you to approve the BRA's request to amend the Dudley Station CARD as proposed. Please feel free to contact me if you have any questions.

Sincerely,


Danette Jones
Executive Director



CONTRACTOR'S ASSOCIATION OF BOSTON, INC.

25 CENTRE STREET • ROXBURY MASSACHUSETTS 02119 • (617) 442-4680

August 29, 1989

Ms. Amy S. Anthony, Secretary
Executive Office of Community & Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

This letter is to inform you of the support of the Contractor's Association of Boston, a minority trade association with over two hundred members and affiliates throughout the Commonwealth of Massachusetts, for the Metropolitan-Columbia Plaza Joint venture and their efforts to develop Parcel 18+.

We strongly believe that the designation of Parcel 18+ as a Commercial Area Revitalization District (C.A.R.D.) will be in the best interest to residents who reside in those neighborhoods adjacent to Parcel 18+. These neighborhoods include Chinatown, the Southend, Backbay, Roxbury and Mission Hill.


Obviously the designation of Parcel 18+ as a C.A.R.D. area will result in certain financial benefits for the joint venture developers such as securing the additional three million dollars that could be leveraged for the construction of a garage above grade.

This project will not only provide construction work to minority and women contractors in the area, it will also provide construction job opportunities to residents in those neighborhoods hardest hit by the slow down in the Massachusetts economy.

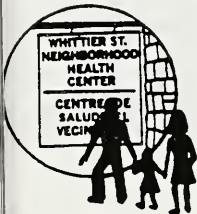
The communities will also benefit from permanent job opportunities, day care services and most importantly the project will serve as a beacon to the revitalization of lower Roxbury.

Therefore, our association is urging that you give every consideration to the designation of Parcel 18+ as a C.A.R.D. area.

Sincerely,


Walter E. Williams,
Executive Director

cc: CAB's Board of Directors
Clarence Jones, BRA
Metropolitan-Columbia Plaza



WHITTIER STREET NEIGHBORHOOD HEALTH CENTER

20 WHITTIER STREET

ROXBURY, MASSACHUSETTS 02120

427-1000

August 28, 1989

Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge street
Boston, MA 02202

Dear Secretary Anthony:

This letter is to express the support of the Whittier Street Health Center for the Boston Redevelopment Authority's Proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

As you know, the Parcel 18 Site is critical to the future economic development of Roxbury, providing equity opportunity for community residents and businesses, jobs and job training, new housing and other resources for community development.

As the CARD designation significantly enhances the feasibility of the Parcel 18 Development I would urge your support and approval of the City's Dudley Station CARD Amendment.

Sincerely,


Elmer K. Freeman
Executive Director

ERF/bg



August 28, 1989

Ms. Amy Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, Massachusetts 02202

Re: Parcel 18

Dear Secretary Anthony:

I am delighted to express my support for the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

I urge your support to accept the City's Dudley Station CARD amendment. It will serve to facilitate economic development success of Ruggles Center and the Roxbury Community.

Very truly yours,

A handwritten signature in dark ink, appearing to read 'Richard L. Taylor', is written over a horizontal line.

Richard L. Taylor
President



RMSC

Roxbury Multi-Service Center

17 Blue Hill Avenue
P.O. Box 157
Rochester, Massachusetts 02121
(7) 427-4470

BOARD OF DIRECTORS

Patricia Christian-McIver
President

August 22, 1989

John Allen
Charles J. Beard
George Borden
Chris Bunte
George Cox
Deborah Crutchfield-Green
John Evereteze
Donald Homer
John C. Male
Robert McCoy
Laura B. Morris
Mary Neblett
Robert Parriss
Kenneth A. Sinkler, CFRE
Judith Smith
Gold Thompson
Joseph D. Warren, Ph.D.
Debra Yancey
Vivian Nellie Yarborough
Riley Carrington, M.S.W.
Executive Director

Ms. Amy Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

I am delighted to express my support for the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

I urge your support to accept the City's Dudley Station Card amendment. It will serve to facilitate economic development success of Ruggles Center and the Roxbury Community.

Respectfully,

Ralph Agee
Assistant Executive Director





Roxbury Multi-Service Center

Blue Hill Avenue
Box 157
Roxbury, Massachusetts 02121
427-4470

BOARD OF DIRECTORS

Re: Christian-McIver
President

August 22, 1989

Allen
James J. Beard
George Borden
Bunte
George Cox
Betty Crutchfield-Green
Everetteze
Ed Homer
John C. Male
Robert McCoy
B. Morris
Debbielett
Robert Parriss
Beth A. Sinkler, CFRE
Lisa Smith
Ed Thompson
John D. Warren, Ph D
Yancey
Jellie Yarborough
Shirley Carrington, M.S.W.
Executive Director

Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202


Dear Secretary Anthony:

As Executive Director of the Roxbury Multi-Service Center, I am writing in support of the Boston Redevelopment Authority's (BRA) proposal to extend the boundaries of the Dudley Station Commercial Area Revitalization District (CARD) plan to include Parcel 18. The Parcel 18 revitalization corridor, to be called the Parcel 18+ Corridor, runs along the Columbus/Tremont Corridor and is located at the intersection of Ruggles and Tremont Streets.

The development of this area will serve to enhance Roxbury's economic base in addition, to realizing equity opportunities for community residents and businesses, contributing to the provision of new housing, jobs and job training, business opportunities and providing resources for community development.

I, on behalf of the Roxbury Community, strongly encourages the approval of the City's request to amend the Dudley Station CARD to provide for the Parcel 18+ Corridor CARD.

Respectfully,


Shirley Carrington, M.S.W.
Executive Director



**MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY**

Real Estate Development
Development and Public Affairs
600 Washington Street, Suite 640
Boston, Massachusetts 02111
(617) 722-5830

August 28, 1989

Ms. Amy Anthony
Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

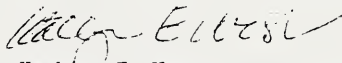
Dear Secretary Anthony:

I am delighted to express my support for the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

I urge your support to accept the City's Dudley Station Card amendment. It will serve to facilitate economic development success of Ruggles Center and the Roxbury Community.

Sincerely,



Kathryn E. West
Director of Real Estate Development

MDA Minority Developers Association

P.O. Box 277

Roxbury, MA 02119

(617) 731-2004

August 9, 1989

Amy Anthony, Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, MA 02202

Dear Secretary Anthony:

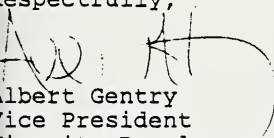
As Vice President of the Minority Developers Association, I am writing in support of the Boston Redevelopment Authority's (BRA) proposal to extend the boundaries of the Dudley Station Commercial Area Revitalization District (CARD) plan to include Parcel 18. The Parcel 18 revitalization corridor, to be called the Parcel 18+ Corridor, runs along the Columbus/Tremont Corridor and is located at the intersection of Ruggles and Tremont Streets.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

The development of this area will serve to enhance Roxbury's economic base and contribute to the provision of new housing, jobs and job training, business opportunities and providing resources for community development.

I, on behalf of Minority Developers Association, strongly encourage the approval of the City's request to amend the Dudley Station CARD to provide for the Parcel 18+ Corridor CARD.

Respectfully,


Albert Gentry
Vice President
Minority Developers Association

AG/jem

DIMOCK COMMUNITY HEALTH CENTER

55 DIMOCK STREET - TELEPHONE 442-8800

ROXBURY, MA 02119

Jackie Jenkins-Scott, President
Herbert Dreyer M.D., Vice-President
Joel Hurwitz, Vice-President

August 25, 1989

Ms. Amy Anthony
Secretary
Executive Office of Communities & Development
100 Cambridge Street
Boston, MA 02202


Dear Secretary Anthony:

I am delighted to express my support for the Boston Redevelopment Authority's proposal to amend the Dudley Station Commercial Area Revitalization District (CARD) to include Parcel 18.

The CARD designation of the Parcel 18 site will serve to enable the project access to necessary financial resources to assist with the construction of an above grade, off-street parking facility. In addition to providing access to capital resources, the CARD designation will enable businesses operating at the site to access resources which, if not for the CARD designation, would be excluded from State sponsored financial commercial revitalization programs.

I urge your support to accept the city's Dudley Station Card amendment. It will serve to facilitate economic development success of Ruggles Center and the Roxbury Community.

Respectfully,


Jackie Jenkins-Scott
President

JJS:cj

RECEIVED

Enclosure

EXECUTIVE OFFICE OF COMMUNITIES & DEVELOPMENT



, Secretary

CORRESPONDENCE # 4913 DATE: 8-29

VI. APPENDICES

APPENDIX - A
EVIDENCE OF
PUBLIC HEARINGS

LEGAL NOTICES

LEGAL ADVERTISEMENT
MASSACHUSETTS BAY TRANSPORTATION AUTHORITY
TRANSPORTATION BUILDING
10 PARK PLAZA
BOSTON, MASSACHUSETTS 02108-3933

NOTICE TO BIDDERS
Sealed bids for MBTA Contract No. CSC423, PARKING AND PLATFORM IMPROVEMENTS, MISHAWA STATION, Woburn, Massachusetts, (Class 1 - General Transit Construction or Class 7 - Buildings, Project Value 13.000) will be received by the Assistant Director of Construction at the Contract Administration Office, 360 floor, Room 5810, Transportation Building, 10 Park Plaza, Boston, Massachusetts 02108-3933, until two o'clock (2:00 P.M.) on September 6, 1989. Immediately thereafter, in a designated room, the bids will be opened and read publicly.

The Project consists of the upgrading of the existing inbound and outbound commuter rail passenger platforms by extending the length of the platforms, construction of the mini-high platforms and ramps for the handicapped, signs, bluminous concrete pavement, drainage, signage, lighting, sidewalk, and fencing. The work also consists of the replacement of a culvert at Milepost 9.96 on the New Hampshire Mainline near Montvale Avenue, Woburn, MA.

Each prospective Bidder proposing to bid on this Project must be prequalified in accordance with the Authority's "Procedures Governing Classification and Rating of Prospective Bidders." Copies may be obtained from the Contract Administration Office at the above address. Requests for prequalification for this Project will not be accepted by the Authority after the tenth (10th) day preceding the date set for the opening of bids.

Prequalified Bidders may obtain from the Contract Administration Office a "Request for Bid Form" which must be properly filled out and submitted for approval.

Bidding documents may be obtained from the Contract Administration Office at the address above from 8:30 A.M. to 4:00 P.M., Monday through Friday after August 16, 1989 at a charge of \$25.00 per set. The Authority's STANDARD SPECIFICATIONS, BIDDING AND CONTRACT REQUIREMENTS AND DIVISION 1 - GENERAL REQUIREMENTS, dated November 1983, is available at a charge of \$5.00 per copy. The Authority's STANDARD SPECIFICATIONS, CONSTRUCTION, dated January 1980, is available at a charge of \$15.00 per set. Bidding documents will be mailed by parcel post upon request and receipt of an additional fee of \$15.00, payable by separate check. If requested, documents will be forwarded by Air Freight, where such service is available, at the expense of the plan holder. NONE OF THESE CHARGES ARE REFUNDABLE.

Bidders' attention is directed to Appendix 1, Goals and Timetables for Female Minority Participation in the Construction Industry; and to Appendix 2, Supplemental Equal Employment Opportunity, Anti-Discrimination, and Affirmative Action Program in the Specifications. In addition, pursuant to the Requirements of Appendix 3, Disadvantaged Business Enterprise (DBE) Participation Provision, Bidders must submit an assurance with their bids that they will make sufficient and reasonable efforts to meet the stated DBE goal of 16 percent.

Bidders will affirmatively ensure that in regard to any Contract entered into pursuant to this solicitation, minority and female construction contractors will be afforded full opportunity to submit bids and will not be discriminated against on the grounds of race, color, religion, sex, age, or national origin in consideration for an award.

Bidders will be required to comply with Federal Equal Employment Opportunity Regulations and the President's Executive Order No. 11246 and any amendments or supplements thereto.

Authorization for the bidders to view the site of the work on the MBTA property shall be obtained from the Office of the Project Manager, Steven E. Smith, 100 Arlington Avenue, Charlestown, Massachusetts 02129-1001, (617) 722-5806. A Public Conference will be held on August 23, 1989 at 10:00 A.M. at the above office. Any request for interpretation of Plans and Specifications should be submitted in writing at the same time.

For further information, contact the Office of the Project Manager at the above address.

LEGAL NOTICES

LEGAL ADVERTISEMENT
NOTICE OF PUBLIC MEETING

The Boston Redevelopment Authority will hold a public meeting at 6:30 P.M. on August 30, 1989 at 21406 Washington Street to discuss a proposal to amend the boundaries of the existing Dudley Station Commercial Area Reutilization District. The proposed amended boundaries are intended to include BXA Parcels 18 and P-3, located opposite each other near the intersection of Malinae Cas Boulevard and Tremont Street. This proposal shall be presented at the meeting.

KANE SIMONIAN
Secretary

LEGAL ADVERTISEMENT
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT

THE PROBATE AND FAMILY COURT DEPARTMENT
Suffolk Division
Docket No. 89C-0181

NOTICE OF CHANGE OF NAME
In the Probate of Call: Columbia of South America and to all persons interested in the position hereinabove described.

A petition has been presented to said Court by Diane Sheedy, minor, by Carmen Rios her mother and next friend, of Boston in said County, praying that her name may be changed as follows: Diane Sheedy to Diane Rios.

If you desire to object thereto you or your attorney must file a written appearance in said Court at Boston before ten o'clock in the forenoon on the 18th day of October, 1989, the return day of this citation.

WITNESS, Mary C. Fitzgerald, Esquire, First Justice of said Court, this 4th day of August, 1989.

James Michael Connolly

ORDER OF NOTICE

It is ordered that notice of said proceeding be given by publishing a copy of the foregoing citation once in the Bay State Banner, a newspaper published in Boston, publication to be seven (7) days at least before said return day and by mailing by registered mail a copy of the foregoing citation to said return day at least before said return day.

WITNESS, Mary C. Fitzgerald, Esquire, First Justice of said Court, this 4th day of August, 1989.

LEGAL ADVERTISEMENT
NOTICE TO CONTRACTORS

The Brockton Housing Authority will receive sealed bids for SITE IMPROVEMENTS at Crescent Court, Project 24-4, until 10:00 A.M. on August 25, 1989, at the office of the Brockton Housing Authority, 45 Goddard Road, Brockton, MA at which time and place all general bids will be publicly opened and read aloud. The estimated cost of the work is \$500,000.

All bids must conform with provisions of General Laws (c. 9A), Chapter 149, Sections 44A to 44I, inclusive and the instructions to bidders.

Copies of the contract documents may be obtained at the office of the Brockton Housing Authority, 45 Goddard Road, Brockton, MA, by depositing \$50.00 in the form of cash, certified check or a treasurer's cashier's check issued by a responsible bank with the Brockton Housing Authority for each set of documents so obtained. The amount of the deposit will be refunded to each person who returns the plans, specifications and other documents in good condition within ten (10) days after bid opening. An additional non-refundable fee of \$15.00 per set will be charged if requested by mail.

The Contract Documents may be seen, but not removed at:

FW Dodge Co., Prudential Tower, Suite 320, 800 Boylston St., Boston, MA
Master Builder's Association, 383 Dorchester Ave., South Boston, MA.

LEGAL NOTICES

Watertown Housing Authority reserves the right to reject any and all bids and waive any informalities in bidding, should such action be judged to be in the public interest.

A bid bond or certified check payable to the Watertown Housing Authority in the amount of \$25,000.00 must accompany all bids.

All bids will be accepted at the

WATERTOWN HOUSING AUTHORITY
35 WHEATLEY AVENUE
WATERTOWN, MA 02172

Brian M. Ciochan
Executive Director

LEGAL ADVERTISEMENT
THE SCHOOL COMMITTEE OF THE
CITY OF BOSTON
- DEPARTMENT OF PLANNING AND ENGINEERING

Invitation for bids for

VARIOUS PLUMBING REPAIRS AT VARIOUS SCHOOLS

The School Committee of the City of Boston, acting by its Department of Planning and Engineering, 29 Court Street, Boston, Mass. 02108, hereby invited for bids to be as the Awarding Authority, hereby invites sealed bids from Contractors for the above-entitled project, subject to all applicable provisions of the including and limitation, Sections 38F and 38H through 38P, Chapter 30A, and sections 29 and 44A to 44I, inclusive, of Chapter 149 of the General Laws, as amended, in accordance with the terms and provisions of this contract document entitled "Various Plumbing Repairs at Various Schools," at an estimated cost of \$9,000. SCOPE OF WORK: In General includes: various plumbing repairs and replace

PLANS AND SPECIFICATIONS will be available on or about Thursday, August 17, 1989 at the Department of Planning and Engineering to all interested parties. Bids do not have to be sealed but must be submitted by the City of Boston and shall be in the form of a bid bond, certified check, payable to the City of Boston.

ALL GENERAL BIDS will be opened before twelve o'clock noon on Thursday, August 31, 1989 at which time and place prospective bids will be opened and read aloud.

The attention of all bidders is specifically directed to the equal employment opportunity section of the specifications and the obligations of the contractor and all subcontractors to take affirmative action in connection with the contract practices throughout the work. Pursuant to Minority Participation, the General Contractor must complete the Minority Business Form in the Specifications, giving assurance that at least 10% of his bid price shall be expended for Minority Business Enterprises.

The form must be signed by the Minority Business Enterprise and the general contractor within five (5) business days after the award of the contract.

A performance bond, and also a labor and materials or payment bond, of a surety company qualified to do business under the laws of the Commonwealth and the satisfactory to the Awarding Authority and each in the sum of 100 percent of the contract price, will be required of the successful general bidder.

The Awarding Authority reserves the right to waive any informalities in or to reject any and all bids if it be in the public interest to do so.

ROBERT R. ROY
Senior Structural Engineer

(August 14)

CLASSIFIEDS

DUDLEY CARD BOUNDARY AMENDMENT

PUBLIC MEETING

AGENDA

AUGUST 30, 1989 @ 6:30 P.M.

Introduction

Public Facilities Department
Rebecca Black

Dudley Station CARD

Rebecca Black

CARD Boundary Amendment

Boston Redevelopment Authority
Muhammed Ali Salaam

Question & Answers

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

One City Hall Square
Boston, MA 02201
(617) 722-4300

ATTENDANCE LIST

GROUP: Public Meeting
PURPOSE: Dudley Station CARD amendment
LOCATION: 1206 Washington Street
TIME: 6:30 P.M.

INDIVIDUALS

ADDRESS

PHONE

Jim Kelly	B.R.A.	722-4300
Don Kelly	BRA	722-4300 x4313
Joyce A. Sutton	41 Walnut PARK	427-4941
MUHAMMAD ALI SALAMON	BRA	722-4300
Joe George	RAI	212-74
Mike Hesse	31 KANE ST ROSLINDALE	327-3396
William J. Hoon	NET/CPV	951-2522
PAUL CHAN	NET/CPV	951-2522
BYRON RUSHING	25 CONCORD ST	722-2692
ROSS BLYTH	STATUE REP. - 9TH SUFFOLK	
RICARDO QUIROGA	Alex. Prov. INC. - 25 HUNTINGTON AVE	266-3288
Dee Flynn	891 COSTA ST. BOX CASA ESPERANZA, INC. BOX. NEGRO COUNCIL	
John Garry	F.R. Harris Inc 67 Long Wharf Dudley So Merchants Assoc	7251 700 442-7494



TO: Pam Wesling, Asst. Director
Urban Design & Development
FROM: Muhammad Ali-Salaam, Deputy Director
Neighborhood Planning & Zoning
RE: Dudley CARD Public Meeting Summary Report
DATE: August 31, 1989

Pursuant to the request from John Young, CARD Coordinator for the Executive Office of Communities & Development, a duly advertised public meeting was held at 6:30 PM @ 2406 Washington St., Roxbury, for the purpose of reviewing the boundary amendment request to the existing Dudley Sq. CARD District. Copies of the advertisement for the meeting, the agenda, materials handed out to attendees and the attendance sign-in sheet are attached as exhibits #1, #2, #3 and #4, respectively.

At the start of the meeting, several individuals approached staff and explained that due to scheduling conflicts, they had to attend another meeting regarding the South End Master Planning effort, and as a consequence they would not be able to stay for the duration of this meeting. Nevertheless, they wanted to deliver letters of support for the request to amend the CARD boundaries or to register their support for the proposal. The individuals, respectively delivering letters of support and registering their support for the proposal, included State Representative Byron Rushing (attachment #5) and Roxbury Neighborhood Council Member, Ricardo Quiroga.

Given the nature of this memorandum, I am forced to summarize the statements of those participants in the meeting who had something, in my opinion, significant to contribute to the general discussion; otherwise I would be forced to repeat what everyone had to say, no matter how repetitive. In the interest of brevity, I hope that you approve of this device.

After introductory remarks by Rebecca Black, Asst. Director of the Public Facilities Department, I gave an overview of the CARD amendment process mandated by EOCD. In my remarks, I explained that the source of the funds to construct the parking facility was from the State's "Off-Street Parking Fund" and that EOCD staff had requested this meeting because of their apprehension that the boundary change request would have a potentially negative impact on the revitalization of Dudley Sq. In their opinion our request constituted a major modification to the original Dudley Sq. CARD Plan.

I then asked for comments from those in attendance and recognized Mr. Russell Britt, Co-Chairperson of the Dudley Sq. Planning Advisory Committee.

Mr. Britt's comments were directed at the need to coordinate the planning and development needs of the Dudley Sq. Merchants Association with the various State and local agencies and he expressed some surprise that their were funds designed to construct "off-street parking facilities". If Dudley Sq. is to play a role as a major neighborhood commercial center, then the requisite public infrastructure must be in place to support this activity. Therefore, to the degree that Dudley Sq. had an off-street parking facility of its own, then it is rather obvious that any revitalization strategy would have a greater probability for success; and by the same token, the success of Ruggles Center was enhance the probability of Dudley SQ.'s success.

Implicit in Mr. Britt's observations was the question, "Why haven't the Dudley Sq. Merchants Association been apprised of these funds before and is there enough funds available to construct other facilities in the Square?"

In response to Mr. Britt, Dee Primm, Community Member explained the significance of the Ruggles Center Project to the City with particular emphasis on Roxbury and stated that the parking facility has always been intended because of the nature of the project. On this point Mr. Paul Chan, of Columbus Plaza Associates, explained the Ruggles Center Master Plan and project overview, with some reference to the importance of the MWRA tenancy.

Immediately following the meeting, Mr. Britt indicated that he will forward a letter of support to staff for the proposed CARD Amendment (see attachment #6).

In summary, the tone of the meeting was extremely cordial and no one registered any criticism of the City's request to amend the boundary of the Dudley Station CARD.

cc. Stephen Coyle, BRA
Rebecca Black, PFD
Andrea D'Amato, BRA
John Young, EOCD

CITY OF BOSTON
IN CITY COUNCIL

September 6, 1989

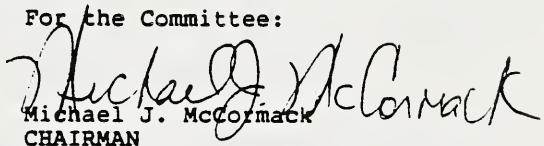
Dear Sir or Madam:

You are invited to attend the Boston City Council's Committee on Planning & Development hearing to be held in the Piemonte Room, Boston City Hall, 5th floor, Boston, MA on Monday, September 11, 1989 at 11:00 a.m. relative to the following:

Docket #1059- Order that the Committee on Planning and Development hold a hearing on the proposed boundary change amendment to the Dudley Station/Roxbury Commercial Area Revitalization District (CARD) plans.

You are cordially invited to attend.

For the Committee:


Michael J. McCormack
CHAIRMAN

ORDER FOR BUSINESS FOR MATTERS PRESENTED TO THE CITY CLERK PRIOR TO 1:00 P.M. ON SEPTEMBER 12, 1989 FOR CONSIDERATION BY THE CITY COUNCIL AT A REGULAR MEETING ON SEPTEMBER 13, 1989 AT 1:00 P.M.:

COMMUNICATIONS FROM HIS HONOR, THE MAYOR:

The following were received

1051 Message disapproving order urging that bid opening scheduled for August 8, 1989 re: lease agreement for parking areas used by North End merchants and residents be deferred to allow time to ascertain the facts in this matter, passed by the City Council August 7, 1989 (#1051).
Filed in the Office of the City Clerk August 23, 1989. *assigned*

1068 Message disapproving order that the BRA include insurance companies and pension funds in their study of lending practices in the City and examine how these two funding sources can be fully utilized in meeting community credit needs, passed by the City Council August 9, 1989 (#1068).
Filed in the Office of the City Clerk August 29, 1989. *assigned*

1106 Message and order authorizing the City to accept and expend a Equal Education Opportunity Grant (EEOG) of \$6,128,114.00 for the purpose of insuring a high quality of education in the Boston Public Schools. *W+m.*

1107 Message and order for the sale of approximately 1,114 square feet of land for \$75,000, said land being a sub-surface portion of Cambridge Street in Boston Proper. *p + d*

1108 Message transmitting certain information from the Police Department re: crime statistics for the period of July 29, 1989 through August 4, 1989. *F*

1109 Message transmitting certain information from the Police Department re: crime statistics for the period of August 5, 1989 through August 11, 1989. *F.*

COMMUNICATIONS FROM HIS HONOR, THE MAYOR: cont.

- 1110 Message transmitting certain information from the Police Department re: crime statistics for the period of August 12, 1989 through August 18, 1989. F.

REPORTS OF PUBLIC OFFICERS AND OTHERS:

- 1111 The Constable's Bond of the following, having been duly approved by the Collector-Treasurer, were received.

Philip A. Cohen Leroy Price
 William Doniger William Rihabany
 George Homsy James Smith Jr.
 Patrick MacFadden Albert Williams
 Robert Nee

- 1112 Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: actions taken by the Mayor with regard to papers acted upon by the City Council at its meeting of July 26, 1989. F

- 1113 Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: actions taken by the Mayor with regard to papers acted upon by the City Council at its meeting of August 2, 1989. F

- 1114 Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: actions taken by the Mayor with regard to papers acted upon by the City Council at its meeting of August 7, 1989. F

- 1115 Notice was received from the City Clerk in accordance with Chapter 6 of the Ordinances of 1979 re: action taken by the Mayor with regard to papers acted upon by the City Council at its meeting of August 9, 1989. F

- 1116 Notice was received from the Department of Public Utilities of a hearing on September 6, 1989 re: Boston Edison Company. F.

REPORTS OF PUBLIC OFFICERS AND OTHERS: cont.

- 1117 Notice was received from the Department of Public Utilities of a hearing on September 13, 1989 re: Boston Edison Company. F
- 1118 Notice was received from the Department of Public Utilities of a hearing on September 21, 1989 re: Summit Mobile Radio Company. F
- 1119 Notice was received from the Department of Public Utilities of a hearing on October 4, 1989 re: SNET Cellular, Inc./Springwich Cellular LTD. F.
- 1120 The Monthly Management report for June 1989 was received from the Boston Housing Authority. F.
- 1121 Notice was received by the City Clerk from the Mayor of his absence from the City from September 1, 1989 to September 7, 1989. F.
- 1122 Notice was received by the City Clerk from the Mayor of the appointment of Barbara S. Gottschalk as Supervisor of Budgets. F.
- 1123 Notice was received from the Commonwealth of Massachusetts, Division of Capital Planning and Operations re: conveyance of land, Inner Belt Parcels LT2, LT3, LT51, LT52 Somerville/Boston, from the Department of Public Works to the MBTA. F.

REPORTS OF COMMITTEES:

- 1052 The Committee on Government Operations to which was referred August 9, 1989, Docket #1052, message and order for confirmation of the appointments of Robert Sullivan and Jose Rojas as Constables, authorized to serve civil process upon filing of bond for the term expiring April 30, 1990, submits a report recommending the order ought to pass. P.

REPORTS OF COMMITTEES: cont.

- 1059 The Committee on Planning and Development, to which was referred August 9, 1989, Docket #1059, order for hearing re: proposed boundary change amendment to Dudley Station/Roxbury CARD plans, submits a report recommending the order be placed on file, and also recommends passage of the following: POF.
- 1124 Resolution approving the proposed amendment to the Dudley Station CARD plan and submits said plan to the Secretary of Communities and Development for approval. Passed
- 1093 The Committee on Ways and Means to which was referred August 16, 1989, Docket #1093, message and order approving appropriation of \$355,200,000 for General School Purposes for FY90, submits a report recommending the order ought to pass and the accompanying Committee report be attached. 10-3/10
passed
- 0149 — McCormack moves reconsid. of #1107 for 1st reading + ref. to P.D.
The Committee on Ways and Means to which was referred November 22, 1988, Docket #0149, order that the appropriate committee hold a hearing re: inadequacies in the collection of parking ticket proceeds, submits a report recommending the order be placed on file. POF.
- 0150 The Committee on Ways and Means to which was referred December 7, 1988, Docket #0150, order that the Committee on Government Finance, and the City Council as a whole, consider rejecting without prejudice, the FY90 budget unless there is an increase of 300 new police officers in said budget, submits a report recommending the order be placed on file. POF.
- 0544 The Committee on Ways and Means to which was referred March 29, 1989, Docket #0544, order that the Committee on Ways and Means examine the manner by which the department of Health and Hospital awards no-bid contracts, submits a report recommending the order be placed on file. POF.

REPORTS OF COMMITTEES: cont.

- 0365 The Committee on Ways and Means to which was referred February 8, 1989, Docket #0365, order for hearing to address the financial status of Boston City Hospital and the effect it will have on capital plans, submits a report recommending the order be placed on file. F
- 0358 The Committee on Ways and Means to which was referred February 8, 1989, Docket #0358, order that the appropriate Committee hold a hearing re: firing of six Boston City Hospital Nurses, submits a report recommending the order be placed on file. F
- 0589 The Committee on Ways and Means to which was referred April 12, 1989, Docket #0589, order for hearing re: firing of six senior nurses at Boston City Hospital, submits a report recommending the order be placed on file. F
- 1033 The Committee on Ways and Means to which was referred July 26, 1989, Docket #1033, order for hearing re: School Department deficit, submits a report recommending the order be placed on file. F
- 1061 The Committee on Government Operations, to which was referred August 9, 1989, Docket #1061, order for hearing to further pursue possibility of adopting McBride Principles with regard to Northern Ireland, submits a report recommending the order be placed on file. F.
- 1073 The Committee on Government Operations, to which was referred August 16, 1989, Docket #1073, message and order approving a petition for a special law relating to investment of public pension funds of the City in financial institutions and corporations relative to Northern Ireland, submits a report recommending the order ought to pass. P.

MOTIONS, ORDERS AND RESOLUTIONS:

Coun. Bolling offered the following:

1125 Resolution urging the Senate Ways and Means Committee to recommend passage of H.6203 which proposes the adoption of current and future California automobile emission standards. P

1126 Resolution urging the FCC not to grant multiple ownership waiver requests in the Boston market until market and/or regulatory forces result in full service diversity enabling all Bostonians to enjoy the benefits of full radio service. P

Couns. Bolling and Travaglini offered the following:

1127 Ordinance creating for a limited time a Special Commission on Water Conservation. - Q.P.W.

Coun. Travaglini offered the following:

1128 Order that Rule 27 of the Rules of the City Council be suspended in order to conduct hearing September 13, 1989, on Docket #0428, order re: the Boston Trailer Park to be designated as a landmark. - P.

Coun. Iannella for Coun. Menino offered the following:

1129 Order for the appointment of temporary employee Martha Pierce in City Council. P.

MOTIONS, ORDERS AND RESOLUTIONS: cont.

Coun. Iannella offered the following:

- 1130 Order that pursuant to Chapter 59, section 5C of the G.L., a residential exemption in the amount of value equal to 20% of the average assessed value of all Class One-Residential parcels in the City, be, and hereby is, approved for FY 1990. *p*

Coun. Menino offered the following:

- 1131 Ordinance establishing the Boston Public Schools Athletic Program Trust.

- 1132 Order that the first \$6,000,000 received by the City as proceeds from the sale of air rights above the site on which a new sports arena will be built be deposited in the "Boston Public Schools Athletic Program Trust"; and further ordered that the principal amount remain intact and the income from that principal be expended in accordance with the terms of the trust agreement. *G.O.*

Coun. Hennigan Casey offered the following:

- 1133 Order that the island at the junction of Woodard and Stratford Streets, West Roxbury, be declared the Ana O'Flanagan Khoury City Memorial Park. *- p*

- 1134 Order that the City investigate the bill payment structure of the New England Telephone Company. *- p*

- 1135 Couns. Scondras, Salerno and Bolling offered the following:

- 1136 Ordinance re: linked deposit banking.

MOTIONS, ORDERS AND RESOLUTIONS: cont.

Coun. Scondras offered the following:

- 1137 Order that the Mayor file for a hearing before the Public Service Commission and determine the actual fair market value of telephone service received by the City since the start of the New England Telephone Company and NYNEX strike; and further, that the Mayor withhold all payments from the City to New England Telephone and any parent or subsidiary corporation thereof, until such time as said Company has negotiated a settlement with striking employees, restored telephone service to an acceptable level of service and the Public Service Commission has made a determination as to the actual amount owed by the City to the New England Telephone Company. —

Coun. Bolling offered the following:

- 1138 Ordinance strengthening the powers of the Boston Fair Housing Commission.
- 1139 Order approving a petition for a special law to empower the Boston Fair Housing Commission to enforce by judicial power the provisions of Title VIII and impose civil penalties. — Housing

CONSENT AGENDA

Coun. Hennigan Casey offered the following:

- 1140 Resolution commending the dedication to the goal of freedom by the citizens of Lithuania, Latvia and Estonia.
- 1141 Resolution congratulating 14 persons on their preschool graduation.
- 1142 Resolution congratulating Reverend John Fasset.
- 1143 Resolution congratulating Stephen D. Slyne.

Coun. Travaglini offered the following:

- 1144 Resolution congratulating Mary Walsh.
- 1145 Resolution congratulating Jesse and Anti Ribeiro.
- 1146 Resolution congratulating Sarah Valenti.
- 1147 Resolution congratulating Lisa D'Amato.
- 1148 Resolution congratulating Sandy Giglio.
- 1149 Resolution congratulating Bobby Casaletto.
- 1150 Resolution congratulating Ray Barron.

Coun. Menino offered the following:

- 1151 Resolution welcoming the Doo-Wopp Hall of Fame of America to Boston.

Coun. Menino offered the following:

1152 Resolution congratulating Phyllis Doyle.

Coun. Yancey offered the following:

1153 Resolution congratulating Thomas J. and Mary
I. Douglass, Jr.

Coun. Salerno offered the following:

1154 Resolution commending Domenic Campochiaro.

1155 Resolution congratulating Freddy Torres.

1156 Resolution congratulating John Romano.

Coun. Byrne offered the following:

1157 Resolution congratulating James King.

1158 Resolution congratulating William J. Donovan.

APPENDIX - B
RESOLUTION OF LOCAL
GOVERNING BODY WITH
RECORDING OFFICER'S CERTIFICATION


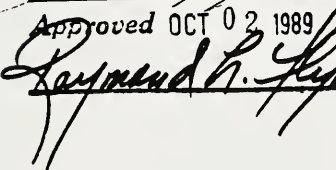
CITY OF BOSTON

IN CITY COUNCIL

RESOLUTION OF COUNCILLORS BOLLING AND MCCORMACK

- WHEREAS: In accordance with Chapters 40D and 23B, Massachusetts General Laws, The Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may amend existing Commercial Area Revitalization District (CARD) plans; and
- WHEREAS: Such approval is a precondition for the use of various state financial incentives for commercial development that would be in the interest of Boston residents; and
- WHEREAS: The Dudley Station CARD already has been prepared to guide the redevelopment of the commercial area, is still operational, and satisfies the statutory CARD plan requirements; and
- WHEREAS: The Parcel 18/Ruggles Center and P-3 development of the amended Dudley Station CARD, the boundaries of which are described on pages 2 and 3 of the amended Dudley Station CARD plan, would forward the community development objectives of the City of Boston and would result in both the physical redevelopment of said District and the creation of employment opportunities consistent with the above stated statutes; and
- WHEREAS: The amended Dudley Station CARD is in a predominately commercial geographic area and implementation of the proposed CARD amendment will serve to prevent the decay of the area and will help deter the movement of commercial enterprises into previously non-commercial areas; and
- WHEREAS: The City Council's Committee on Planning and Development conducted a public hearing on the proposed amendment to the Dudley Station CARD and found overwhelming support for the amendment; therefore be it
- RESOLVED: That the Boston City Council, in meeting assembled, does hereby approve the proposed amendment to the Dudley Station Commercial Area Revitalization District plan and submits said plan to the Secretary of Communities and Development for approval.

In City Council SEP 13 1989
Passed


City Clerk
Approved OCT 02 1989

Raymond C. Ryan Mayor

CITY OF BOSTON
IN CITY COUNCIL

September 11, 1989

Dear Councillors:

The Boston City Council's Committee on Planning and Development
to which was referred the following:

Docket #1059 - Order that the Committee on Planning and
Development hold a hearing on the proposed
boundary change amendment to the Dudley
Station/Roxbury Commercial Area Revitalization
District (CARD) plans. Having considered the
same recommends that the matter within be
placed on file and that the attached
resolution Ought To Pass.

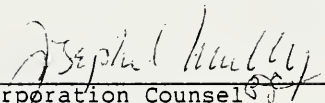
For the Committee:

Michael J. McCormack
Michael J. McCormack
CHAIRPERSON

APPENDIX - C
OPINION OF LEGAL COUNSEL

OPINION OF COUNSEL

In the opinion of the undersigned, the Amended
Dudley Square Commercial Area Revitalization District
plan is in full accordance with applicable state and
local statutes.



Corporation Counsel
City of Boston



